

## GENERAL NOTES & SPECIFICATION

#### A. GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONTRADICTIONS AT PROJECT SITE BEFORE EXECUTING ANY WORK. HE SHALL NOTIFY THE OWNER AND/OR THE AUTHORIZED AGENT OF THE OWNER OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING.
- WORKING DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL GOVERN. DIMENSIONS ARE TAKEN AT FACE OF STUD OR CENTERLINE UNLESS NOTED OTHERWISE. ALL MATERIALS AND WORKMANSHIP SHALL BE NEW AND THE BEST OF ITS CLASS AND KIND. ALL CONTRACTORS SHALL COOPERATE WITH AND ANTICIPATE THE NEEDS OF EACH OTHER IN THEIR RESPECTIVE TRADES SO THAT THE WORK OF ONE WILL NOT UNNECESSARILY DELAY OR REQUIRE MODIFICATION TO THE WORK OF ANOTHER. ALL FEATURES OF CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER SHOWN FOR SIMILAR
- EACH CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY LEGAL AUTHORITIES BEFORE PROCEEDING WITH THEIR PROSPECTIVE INSTALLATION. HE SHALL ALSO ARRANGE AND PAY FOR ALL INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES. (UNLESS AGREEMENT WITH OWNER STATES OTHERWISE).
- ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THEIR SPECIFICATIONS AND PLAN, EXCEPT WHERE EXCEEDED HEREIN.
- THE STRUCTURE IS DESIGNED AS STABLE PROVIDED ALL SHORING AND BRACING NECESSARY TO INSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
- WHERE FACTORY FINISHED OR FACTORY PRIMED ITEMS OCCUR SUCH AS GRILLES, DIFFUSERS, METAL TRIMS, AND ACCESSORIES, ETC. THEY SHALL BE PAINTED OR FINISHED TO MATCH THE ADJACENT SURFACE OR AS DIRECTED BY THE ARCHITECT.
- PROVIDE SUPPORTS AS REQUIRED FOR DUCTS, PIPING, AND MECHANICAL AND ELECTRICAL INSTALLATIONS. PROVIDE APPROVED SWAY BRACING FOR WATER HEATER AND ALL SUSPENDED
- ALL EXTERIOR DOORS SHALL HAVE A LANDING (MINIMUM 36" X 36"). FLOOR LEVEL AT LANDINGS SHALL BE 1" MAXIMUM OR 8" MAXIMUM PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. [1003.3.1.6]

#### B. GENERAL CONDITIONS

- ALL WORK SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL AMENDMENTS TO THE CODE. THE 2016 CALIFORNIA PLUMBING CODE: THE 2016 CALIFORNIA MECHANICAL CODE: AND THE 2016 CALIFORNIA ELECTRICAL CODE.
- ALL WORK AND MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE BUILDING CODE AND ALL PERTINENT AGENCIES' REGULATIONS, LAWS AND ORDINANCES GOVERNING THIS CONSTRUCTION. NOTHING IN THE CONSTRUCTION DOCUMENTS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION IN VIOLATION OF APPLICABLE CODES AND / OR RESTRICTIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THE DOCUMENTS VARY FROM SAID CODES AND / OR RESTRICTIONS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG HIS EMPLOYEES AND OTHER PERSONS CARRYING OUT THE CONTRACT. HE SHALL NOT PERMIT EMPLOYMENT OF UNFIT PERSONS OR PERSONS NOT SKILLED IN TASKS ASSIGNED TO THEM. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS OR OMISSIONS OR THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER CONTRACT WITH THE CONTRACTOR. CONTRACTOR TO PROVIDE DAILY ON SITE MANAGEMENT.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER UTILITIES, TOILETS, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER TEMPORARY OR PERMANENT AND WHETHER OR NOT INCORPORATED OR TO BE INCORPORATED INTO THE WORK.
- CONTRACTOR SHALL ANTICIPATE ALL REQUIREMENTS FOR THE COMPLETION OF THE JOB AND PROVIDE ALL NECESSARY WORK SUCH AS CUTTING, PATCHING, REMOVALS, RELOCATIONS, FIXING, REPAIRING, PAINTING, ETC., WHETHER OR NOT SPECIFICALLY CALLED FOR OR DESCRIBED ON THE DRAWING.
- CONTRACTOR SHALL VERIFY THE SITE AND EXAMINE ALL EXISTING CONDITIONS WHICH MAY AFFECT THE WORK AND REPORT TO ARCHITECT ANY DISCREPANCY WITH THE DRAWINGS OR THE NEED FOR ANY CLARIFICATIONS BEFORE SUBMITTING HIS BID.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OR ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS. THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OR DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
- CONTRACTOR TO VERIFY WITH OWNER AND ARCHITECT MAKE, MODEL, AND COLOR OF APPLIANCES, ELECTRICAL AND PLUMBING FIXTURES, AND FINISH MATERIAL. CONTRACTOR SHALL COORDINATE WITH THE OWNER THE EXACT LOCATION OF ALL POWER, DATA, COMMUNICATION, AND TELEVISION RECEPTACLES AND SWITCHES.
- THE CONTRACTOR AND HIS SUBCONTRACTORS MUST MAINTAIN THE PREMISES AND SURROUNDING AREAS CLEAN AT ALL TIMES AND MUST CLEAN THESE AREAS DAILY AT THE END OF WORKING HOURS. THE CONTRACTOR SHALL REMOVE FROM AND ABOUT THE PROJECT WASTE MATERIALS, RUBBISH, THE CONTRACTORS' TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL CLEAN ALL GLASS, CERAMIC TILE, FINISH HARDWARE, PLUMBING FIXTURES, ELECTRICAL TRIM, EQUIPMENT, AND APPLIANCES AND THE BUILDING UPON COMPLETION OF THE PROJECT.
- 10. THE PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS SHALL SUPPLY NECESSARY LAYOUTS, CALCULATIONS, SIZES, SPECIFICATIONS AND PERMITS FOR THEIR RESPECTIVE WORK AND SHALL PROVIDE COPIES OF SAME TO THE ARCHITECT.
- DELIVERY OF MATERIALS AND REMOVAL OF DEBRIS IS TO BE COORDINATED AND SCHEDULED WITH THE OWNER AND CITY AGENCIES IF REQUIRED. MATERIAL AND EQUIPMENT STORAGE AND THE SECURITY OF SAME INCLUDING THE JOB SITE ARE THE RESPONSIBILITY OF THE
- THE ACT OF STARTING ANY SPECIFIC OPERATION WILL BE DEEMED AS EVIDENCING ACCEPTANCE BY THE CONTRACTOR OF ALL RELATED EXISTING CONDITIONS AS BEING SATISFACTORY FOR SUCH WORK.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR WORK ON THIS PROJECT. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT SHALL NOT INCLUDE INSPECTIONS OF PROTECTIVE MEASURES OR CONSTRUCTION PROCEDURES. THESE VISITS ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND ACHIEVEMENT OF GENERAL CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTION OR SUPERVISION OF CONSTRUCTION.
- APPROVED TOILET FACILITIES SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CHEMICAL TOILETS WHEN USED, SHALL NOT BE PLACED WITHIN THE FRONT YARD SETBACK.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND / OR ADDITIONAL EXPENSES. OBTAIN APPROVAL FROM
- OBTAIN PERMIT FROM PUBLIC WORKS FOR A PROTECTION FENCE CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.
- OBTAIN APPROVAL FROM PUBLIC WORKS AND BUILDING DEPARTMENT FOR ANY TEMPORARY SHORING / EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT FROM PUBLIC WAY PRIOR TO CONSTRUCTION.
- FOR SITE WITHIN POTENTIAL METHANE ZONE. OBTAIN APPROVAL FROM FIRE DEPARTMENT AND MECHANICAL DIVISION OF BUILDING DEPARTMENT FOR INSTALLING A MECHANICAL VENTING SYSTEM PER MGD #92.

- NOTES & SPECIFICATIONS ON ARCHITECTURAL (A-SHEETS) TO SUPERCEDE GENERAL NOTES / SPECS.
- C. NOT USED
- D. CONCRETE
- E. REINFORCING STEEL
- F. STRUCTURAL STEEL

G. MASONRY

H. LUMBER / FRAMING

#### I. FINISH CARPENTRY

- FURNISH AND INSTALL ALL TRIM, DOORS FRAMES, PANELING, SHELVING, ETC. INSTALL ALL FINISH HARDWARE, BATH ACCESSORIES, CABINET PULLS, ETC.
- ALL JOINTS TO BE TIGHT, TRUE, AND SECURELY FASTENED, CORNERS NEATLY BUTTED, COPED OR MITERED, WITH NAILS SET AND FREE OF TOOL MARKS.
- WOOD WORK TO BE SCRIBED TO ADJOINING SURFACES, AND COMPLETELY SANDED AND PREPARED FOR FINISH.
- ALL MATERIAL SHALL BE FULL LENGTH BOARDS WHEREVER POSSIBLE.
- DOOR FRAMES SHALL BE SET PLUMB AND TRUE, RIGIDLY SECURED AND PROTECTED DURING THE COURSE OF CONSTRUCTION.
- DOORS SHALL BE ACCURATELY CUT, TRIMMED AND FITTED TO FRAME AND HARDWARE WITH DUE ALLOWANCES FOR PAINTER'S FINISHES AND FLOORING. DOORS SHALL OPERATE FREELY BUT NOT LOOSELY OR HINGE BOUND WITH ALL HARDWARE PROPERLY ADJUSTED AND

#### K. THERMAL AND MOISTURE PROTECTION

- GALVANIZED SHEET METAL PER ASTM A 93 IN GAUGES NOTED ON DRAWINGS.
- NAILS SHALL BE HOT DIPPED GALVANIZED. RIVETS SHALL BE RUST RESISTANT COATED SOFT IRON.
- SOLDER PER ASTM B32.50% LEAD, 50% TIN.
- WHERE INDICATED ON DRAWINGS, PROVIDE COPPER FLASHING IN THICKNESS PER DETAILS. COPPER METAL CANNOT COME IN CONTACT WITH OTHER METALS, PROVIDE COPPER FASTENERS, ETC. FOR COPPER FLASHING INSTALLATION. ALL EXPOSED COPPER FLASHING TO BE CHEMICALLY TREATED TO PATINA WITHOUT DRIPS OR RUNS. CONTRACTOR TO PROVIDE SAMPLE FOR OWNER AND ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- FABRICATE AND INSTALL ALL WORK IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTOR'S ASSOCIATION ARCHITECTURAL SHEET METAL MANUAL.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. PROVIDE NECESSARY EXPANSION AND CONTRACTION JOINTS.
- EXPOSED RAW EDGES SHALL BE DOUBLED BACK 1/4" MINIMUM.

- a. JOINTS SHALL BE CAULKED WITH ONE-PART. NON-SLAG. LOW MODULUS, MOISTURE CURING POLYURETHANE JOINT SEALANT, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY SEALANT AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND AIR INFILTRATION. SEALANT COLOR TO MATCH ADJACENT SURFACE COLOR.
- EXTRUDED NEOPRENE PER ASTM D750. FILL ALL JOINTS WITH APPROVED FLEXIBLE OPEN-CELL POLYETHYLENE FOAM ROD

BACKUP MATERIAL TO PROVIDE A BOND BREAK AT BACK OF JOINT.

#### WALLS

- ALL EXTERIOR WALLS TO HAVE A MINIMUM 15 LB FELT UNDERLAY.
- PROVIDE TWO LAYERS OF GRADE 'D' PAPER UNDER EXTERIOR PLASTER APPLIED OVER WOOD SHEATHING (SHEAR WALLS) PER U.B.C.
- CORROSION RESISTANT WEEP SCREED WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING IS REQUIRED BELOW THE STUCCO AT THE FOUNDATION PLATE LINE AND 4" ABOVE GRADE MINIMUM OR 2" ABOVE PAVED AREA.
- FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOF KRAFT PAPER TO AL LEAST 3" UNDER THE BUILDING PAPER BEHIND THE WALL COVERING. FLASH ALL WINDOW AND DOOR FRAME HEADS WITH GALVANIZED METAL PER SHEET METAL NOTE 1.
- WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO CEILING OR NOT LESS 70" MINIMUM ABOVE THE DRAIN.
- ALL SHOWERS FLOATED g. DRY WALL FINISH: SMOOTH

## 4. INSULATION

- a. ALL INSULATION SHALL COMPLY WITH ENERGY INSULATION STANDARDS ADOPTED IN THE 1992 MODEL ENERGY CODE IN THE APPENDIX OF THE 1994 U.B.C. FACING MATERIALS SHALL HAVE MAXIMUM RATINGS OF 25 FOR FRAME SPREAD AND 450 FOR SMOKE DENSITY. SEE TITLE 24 REQUIREMENTS SECTIONS FOR ADDITIONAL
- INFORMATION. ALL WALLS TO HAVE R-13 BATT TYPE INSULATION UNLESS NOTED OTHERWISE ON PLANS. AND ALL CEILINGS TO HAVE R-30 BATT TYPE INSULATION UNLESS NOTED
- INSTALL BATTS BETWEEN JOISTS SECURELY FITTED AT ALL CEILING AREAS EXPOSED TO ROOF OR ATTIC AREAS AND BETWEEN STUDS AT ANY VERTICAL WALL AREAS EXPOSED TO THE EXTERIOR, TO ATTIC SPACES OR TO UNCONDITIONED SPACES.

## WATERPROOFING

- a. MEMBRANE WATERPROOFING WHERE INDICATED ON PLANS, PROVIDE "BITUTHENE 3000 WATERPROOFING MEMBRANE" BY W.R. GRACE & CO, - CONN., (800) 444-6459. L.A.R.R. #24386, OR EQUAL. INSTALLATION TO BE PREPARED BY SKILLED AND QUALIFIED
- MECHANICS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. BELOW-GRADE WATERPROOFING FOR VERTICAL AND HORIZONTAL SURFACES, PROVIDE "BITUTHENE SYSTEM 4000" (INCLUDES WATERPROOFING MEMBRANE, PROTECTION BOARD, PREFABRICATED DRAINAGE COMPOSITE, & MISC. MATERIALS TO EXECUTE COMPLETE INSTALLATION) BY W.R.GRACE & CO.-CONN., (800) 444-6459. L.A.R.R. #24386 OR EQUAL. INSTALLATION TO BE PREPARED BY SKILLED AND QUALIFIED MECHANICS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- JOINT WATERPROOFING, PROVIDE "AKWASTOP" GASKET WATERSTOP BY COLLOID ENVIRONMENTAL TECHNOLOGIES COMPANY (CETCO). (800) 527-9948, OR EQUAL. INSTALLATION TO BE PREPARED BY SKILLED AND QUALIFIED MECHANICS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- FLEXIBLE FLASHING, PROVIDE "VYCOR PLUS SELF-ADHERED FLASHING" BY W.R. GRACE & CO.-CONN., (800) 444-6459. L.A.R.R.#24386, OR EQUAL. INSTALLATION TO BE PREPARED BY SKILLED AND QUALIFIED MECHANICS IN STRICT ACCORDANCE WITH THE

## L. NOT USED

## M. GYPSUM WALLBOARD

ATTACHMENT TO WOOD FRAMING.

1. GYPSUM WALLBOARD SHALL BE "HARDROCK" 5/8" FIRE X CONFORMING TO ASTM C-36-92.

MANUFACTURER'S SPECIFICATIONS.

- INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS WITH SCREW TYPE
- CORNER REINFORCEMENT SHALL BE GALVANIZED STEEL TYPE. 90 DEGREE EDGES, UNLESS

## N. LATH AND PLASTER

NOTED OTHERWISE.

- LATH SHALL BE 20 GAUGE WOVEN WIRE PLASTER BASE SELF-FURRED. ALL PLYWOOD SURFACES TO RECEIVE ONE LAYER OF 15# WATERPROOF FELT UNDER WIRE AND PAPER BACKING.
- ALL CORNERS TO RECEIVE GALVANIZED STEEL EXPANDED FLANGE CORNER BEADS.
- PLASTER FINISH TO BE A MINIMUM OF 7/8" AND CONFORM TO ASTM C-926 AND U.B.C. TABLE 25F. THE PLASTER FINISH TEXTURE SHALL BE STEEL-TROWELED TO SMOOTH UNDULATING FINISH, MISSION STYLE. FINISH SHALL BE APPROVED BY OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE 2' X 2' SAMPLE FOR APPROVAL.

## O. FLOORING

- CERAMIC TILE: TILE TO BE INSTALLED IN STRICT ACCORDANCE WITH CERAMIC TILE INSTITUTE STANDARDS. VERIFY MANUFACTURER, SIZE, SHAPE, COLOR AND PATTERN WITH OWNER AND
- STONE TILE FLOORING: TILE FLOORING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH CERAMIC TILE INSTITUTE STANDARDS TO PREPARED AND COMPLETELY CURED CONCRETE FLOOR. VERIFY SIZE, SHAPE, SPECIES AND PATTERN WITH OWNER AND ARCHITECT. ALSO INSTALLED PER MANUFACTURER'S SPECS. & INSTALLATION GUIDELINES.
- ANTI FRACTURE MEMBRANE ON ALL STONE FLOORS & ALL WALLS WHERE SPECIFIED BY MANUFACTURER.

#### P. PAINTING

PROVIDE AND INSTALL "DUNN-EDWARDS", OR EQUAL, PAINT AND STAIN IN FINISHES AND COLORS AS DIRECTED BY THE OWNER AND ARCHITECT IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BY SKILLED MECHANICS TO COMPLETELY PREPARED SURFACES. HANDLE PAINT PRODUCTS IN A MANNER CONSISTENT WITH LOCAL AND STATE CODES AND ENVIRONMENTAL

#### Q. MECHANICAL AND PLUMBING

- INSTALL COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH THE LATEST EDITION OF THE PLUMBING CODE AND LOCAL CODES. SYSTEM TO INCLUDE HOT AND COLD WATER, WATER HEATER AND RECIRCULATION PUMP, SOIL AND VENT PIPING, GAS PIPING, ETC.
- ALL SYSTEM AND CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATION DOMESTIC HOT WATER PIPING SHALL BE INSTALLED AS REQUIRED BY THE LATEST EDITION OF THE PLUMBING CODE.
- PLUMBING CONTRACTOR TO COORDINATE WITH THE FRAMING CONTRACTOR TO MINIMIZE MODIFICATION OF THE FRAMING, ESPECIALLY TOP PLATES, SHEAR WALLS AND STRUCTURAL MEMBERS. DRILL SMALLEST HOLE POSSIBLE THROUGH FRAMING.
- WATER CLOSETS SHALL BE 1.28 GALLONS PER FLUSH, SHOWERHEADS (2 GPM @ 80psi) AND FAUCETS (1.5 GPM @ 60 psi). [UPC 402]
- GAS-FIRED WATER HEATER COMPARTMENTS REQUIRE TWO 100 SQ. IN. NET AIR OPENINGS DIRECTLY FROM OUTSIDE, EACH WITHIN 12" OF TOP AND BOTTOM AND MINIMUM 2' WIDE DOOR. WATER HEATER MUST BE STRAPPED FOR LATERAL SUPPORT. NOT ALLOWED IN ANY BEDROOM. BATHROOM OR ANY CLOSET THAT OPENS TO THESE. [UPC 507.3.T-5-1, 509, 510.5, 511, UMC
- CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ELBOW IN EXCESS OF TWO. 4" DIAMETER MIN., SMOOTH METAL DUCT. [UMC 504.3 & 908]. DRYER EXHAUSTS SHALL TERMINATE AT LEAST 3 FEET FROM THE PROPERTY LINE AND FROM ANY OPENINGS INTO THE BUILDING [504.6 CMC]
- COMBUSTION AIR FROM ATTIC SPACE THROUGH 26 GAUGE GALVANIZED STEEL SLEEVE, UNSCREENED, EXTENDING A MINIMUM OF 6" ABOVE CEILING JOISTS. THE ATTIC SHALL BE PROVIDED WITH ADEQUATE VENTILATION. [UMC 703].
- COMBUSTION AIR FROM OUTSIDE AIR TO COMPARTMENT SHALL BE PROVIDED WITH 1/4" SCREEN AT THE OUTSIDE OPENING. ONE SQUARE INCH PER 4,000 BTU AND 1 SQUARE INCH PER 2,000 FOR HORIZONTAL DUCTS. [UMC 707, T-7-A].
- SEPARATE DUCTS SHALL BE PROVIDED FOR UPPER AND LOWER COMBUSTION AIR SUPPLY
- 10. INSTALL A SEISMIC GAS SHUTOFF VALVE ON EACH FUEL GAS LINE FOR NEW BUILDINGS AND ALTERATIONS IN EXCESS OF \$10,000. CONTACT THE PLUMBING DIVISION FOR MORE
- SHOWERS AND TUB-SHOWERS: MAXIMUM TEMPERATURE OF 120° TO BE PROVIDED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES. [UPC 410.7].
- 12. HOSE BIBBS SHALL BE FITTED WITH A NON-REMOVABLE BACKFLOE DEVICE. [UPC 603.4.7]
- ALL WATER CLOSET COMPARTMENTS SHALL HAVE A MINIMUM OF 30" CLEAR IN WIDTH AND A MINIMUM OF 24" CLEAR IN FRONT OF WATER CLOSET.
- 14. PROVIDE 30" VERTICAL CLEARANCE ABOVE COOKING TOP TO UNPROTECTED COMBUSTIBLE MATERIALS [906.1 CMC].
- 15. ALL WATER LINES TO BE 3/4" COPPER.
- 16. ALL WASTE LINES TO BE CAST IRON.

## R. ELECTRICAL

- ALL WORK SHALL BE IN FULL CONFORMANCE WITH ALL CODES, RULES AND REGULATIONS OF THE REQUIREMENTS OF THE SERVICE POWER AND COMMUNICATION COMPANIES.
- ALL EQUIPMENT. SWITCHES AND OUTLETS INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WATERPROOF AND HAVE GROUND FAULT PROTECTION.
- RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" A.F.F.U.N.O.
- ALL ELECTRICALLY OPERATED FIXTURES, OUTLETS, EQUIPMENT OR DEVICES WHETHER INSTALLED BY THE ELECTRICAL CONTRACTOR OR OTHERS SHALL BE FULLY CONNECTED.
- ALL OUTLETS AT EXTERIOR, GRADE LEVEL ACCESS, IN BATHROOMS, IN GARAGES AND COUNTER
- AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED AT THE EXTERIOR SIDE OF OUTDOOR ENTRANCES AND EXITS. [NEC 210-70(A)].

TOPS WITHIN 6'-0" OF SINKS SHALL BE GROUND FAULT PROTECTED.

- A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED. MINIMUM 40 LUMENS / WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT
- PROVIDE A RECEPTACLE OUTLET WITHIN SIX FEET OF ANY POINT ALONG WALLS IN LIVABLE ROOMS [210-52(a) CEC].

# S. GLASS AND GLAZING

THICKNESS AS PER SECTIONS 2403 & 2404.

- ALL GLASS USED FOR GLAZING EXTERIOR OPENING SHALL BE LIMITED IN AREA AND IN
- GLASS TUB AND SHOWER ENCLOSURES, DOORS AND PANELS MUST BE 3/8" FULLY TEMPERED GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN. [2512 UBC, 412.7 UPC]
- ALL GLASS LESS THAN 18" ABOVE ADJACENT WALKING SURFACE SHALL BE FULLY TEMPERED PER ANSI STANDARD 297.1. SECTION 91.24064.
- ALL SLIDING GLASS DOORS AND GLAZING IN DOORS SHALL BE TEMPERED GLASS.
- GLAZING WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE SHALL BE TEMPERED.

## W. MISCELLANEOUS

- PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON GARAGE SIDE AT WALLS AND CEILING BETWEEN HOUSE AND GARAGE, AS INDICATED ON FLOOR PLANS.
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING OF ENCLOSED USABLE SPACE
- ONE WINDOW PER BEDROOM SHALL PROVIDE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM NET CLEAR OPENABLE WIDTH OF 20" AND A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24", AND A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- RAILINGS: HORIZONTAL GUARDRAILS SHALL BE 36" HIGH (MINIMUM) FROM FINISH FLOOR. STAIR HANDRAIL SHALL BE 34" (MINIMUM) TO 38" (MAXIMUM) ABOVE NOSING OF THREAD. HANDRAIL / GUARDRAIL(S) SHALL BE PROVIDED ON OPEN SIDE OF STAIR ONLY. SPACES BETWEEN VERTICALS, HORIZONTALS, OR OTHER ORNAMENTAL GRILLWORK SHALL BE PLACED IN SUCH THAT A SPHERE OF 4" IN DIAMETER DOES NOT PASS THROUGH.
- 5. GAS-FIRED SPACE HEATING EQUIPMENT SHALL BE INTERMITTENT IGNITION DEVICES.
- PROVIDE AN 18" HIGH PLATFORM AS SHOWN ON PLAN FOR GAS-FIRED EQUIPMENT (I.E.WATER HEATER, ETC.) WHEN INSTALLED IN THE GARAGE. SET THE FLAME LEVEL A MINIMUM OF 24" ABOVE THE FLOOR. USE PLYWOOD WITH "A" FACE FOR PAINTING.
- EXHAUST FAN AT BATHS AND SERVICE ROOMS SHALL PROVIDE A MINIMUM OF FIVE AIR

8. INSTALL DUCT INSTALLATION TO REDUCE NOISE IN F.A.U. RETURN AIR PLENUMS.

9. PROVIDE ATTIC VENTILATION EQUAL TO 1/150 OF ROOF AREA MINIMUM.

- 10. DRAFTSTOPPING:
- SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF
- COMBUSTIBLE CONSTRUCTION. 91.708.3.1.1 SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED
- SPACES FORMED OF COMBUSTIBLE CONSTRUCTION. 91.708.3.1.2.
- SHALL BE REQUIRED ABOVE AND IN LINE WITH WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES. 91.708.3
- 11. UNPROTECTED OPENINGS ARE PROHIBITED IN ENVELOPE PROTECTION TYPE CEILINGS. ALL DUCT OPENINGS REQUIRE FIRE DAMPERS AND ARE LIMITED IN AREA TO 100 SQ. IN. IN ANY 100 SQ. FT. OF CEILING. ACCESS OPENINGS REQUIRE 1-HOUR FIRE RATED ASSEMBLIES WITH CLOSING DEVICES APPROVED BY THE DEPARTMENT. 91.710.2.
- AR-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE, ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.
- DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS, CAULK PLUMBING AND ELECTRICAL PENETRATIONS. ALL WINDOW AND DOOR FRAMES, BETWEEN WALL SOLEPLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHERSTRIPPED, CERTIFIED, AND LABELED.
- THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
- EXIT DOORWAYS SHALL BE NOT LESS THAN 3'-0" X 6'-8" (WIDTH X HEIGHT) PROJECTIONS. INCLUDING PANIC HARDWARE, SHALL NOT REDUCE THE OPENING TO LESS THAN 32" CLEAR
- PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS WITHIN A DWELLING UNIT.
- ALL INSULATION MATERIAL SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.

#### X. SECURITY NOTES

WIDTH, 91,1003,3,1,3,

- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NONREMOVABLE HINGE PINS. HINGES SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. 916711(e, g).
- ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY
- ALL OPENINGS IN AN EXTERIOR WALL AND LESS THAN 16 FEET ABOVE ANY ADJOINING GRADE ACCESSIBLE TO THE PUBLIC OR OTHER TENANT, AND OPENINGS IN ENCLOSING PARTITIONS OF A DWELLING UNIT, PRIVATE GARAGE, GUESTROOM OR SINGLE TENANT NONRESIDENTIAL AREA

ARE SECURITY OPENINGS. (SEE 91.6705 FOR DEFINITION OF SECURITY OPENING).

CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. 97.6711(f) SHOW MEANS OF SECURING INACTIVE LEAF OF DOUBLE DOOR AND UPPER LEAF OF DUTCH DOOR, 91,6711(c).

GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED

- OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THE SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. 91.6720 LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS WITH OPENINGS THAT HAVE AT
- LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS UNLESS SIZED AS REQUIRED

HEREIN FOR STILES AND RAILS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN

OVERALL WIDTH OF NOT LESS THAN 2 INCHES. 91.6711(a)2. PROVIDE DOOR VIEWERS, VIEW PORTS, OR VIEWING WINDOWS FOR DWELLING AND

GUESTROOM ENTRANCE DOORS. (ALSO SEE 91.6720).

SUBJECTED TO THE TESTS SPECIFIED IN 91.6731 AND 91.6732.

OF 3/4", 91.6711(b).

- SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE
- WHICH IS WITHIN 8 FEET OF THE UTILITY POLE OR SIMILAR STRUCTURES. 91.6707.
- 10. SECURING OF METAL OR WOOD OR SLIDING DOORS SHALL BE AS PER SECTION 91.6713. 11. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE
- CLOSED OR PARTIALLY OPEN POSITION. 91.6712 & 91.6722(a). 12. SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN
- 13. PROVIDE DEADBOLTS WITH HARDENED INSERTS: DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR: LOCKS OPENABLE WITHOUT KEY. SPECIAL KNOWLEDGE OR SPECIAL EFFORT ON INTERIOR: THROW TYPE AND EMBEDMENT OF DEADBOLTS FOR SINGLE SWINGING DOOR, ACTIVE LEAF OR PAIRS OF DOORS, OR BOTTOM LEAF OF DUTCH DOOR. 91.6711. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NONREMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRED "SPECIAL KNOWLEDGE OR EFFORT" WHEN USED IN SINGLE-FAMILY RESIDENCES, DUPLEXES OR INDIVIDUAL UNITS IN APARTMENT HOUSED. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
- 14. STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8". A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW

HOWEVER, IT MUST ALSO COMPLY WITH ADA'S REQUIREMENTS IF REQUIRED PRIOR TO

- WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. HOLLOW CORE DOORS LESS THAN 1-3/8" IN THICKNESS SHALL BE COVERED ON THE INSIDE FACE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6" ON CENTERS AROUND THE PERIMETER OR EQUIVALENT. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE PIECE
- WOOD PANEL TYPE DOORS WITH PANELS FABRICATED OF LUMBER NOT LESS THAN 9/16" IN THICKNESS, PROVIDED SHAPED PORTIONS OF THE PANELS ARE NOT LESS THAN 1/4" THICK. INDIVIDUAL PANELS SHALL NOT EXCEED 300 SQUARE FEET IN AREA. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-3/8" AND 3" IN
- 17. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE

18. OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. 91.6722(b).

CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.

5-1-20 PLANNING CORRECTION



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**ALTERATIONS TO THE** 

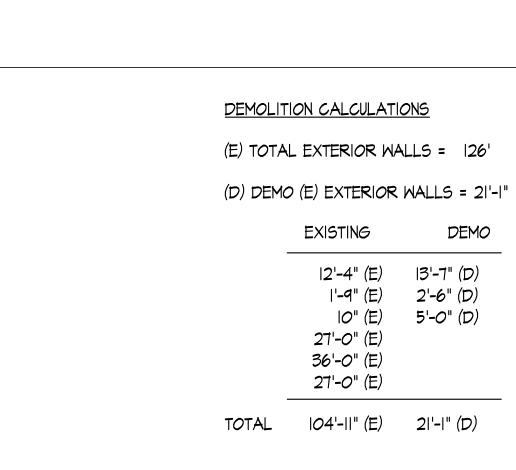
PETER & KIM PENDERGEST

> 240 S. ORCHARD DRIVE, BURBANK, CA 91506

> > **GENERAL NOTES**

: Designed Drawn Checked Reviewed Project Number

AS SHOWN



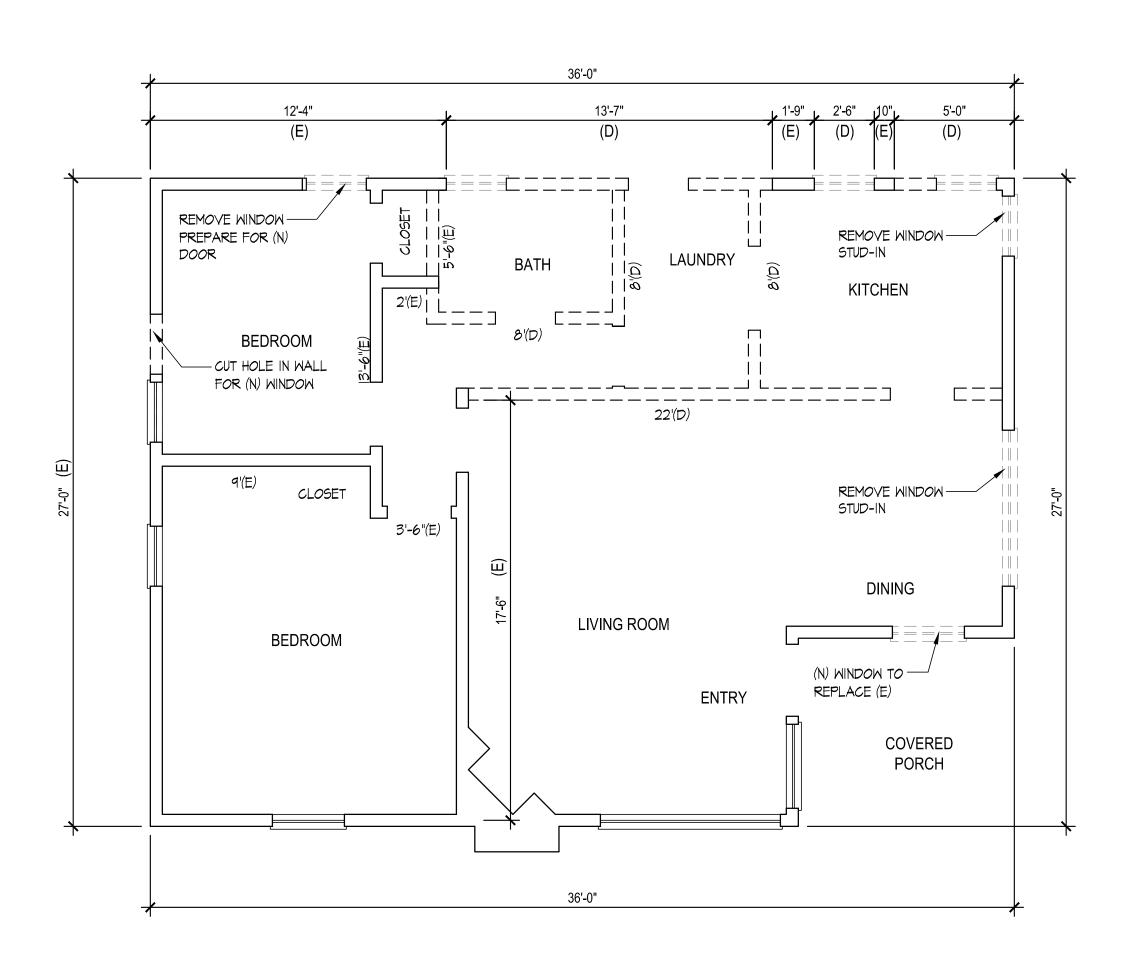


(D) DEMO (E) INTERIOR WALLS = 46'

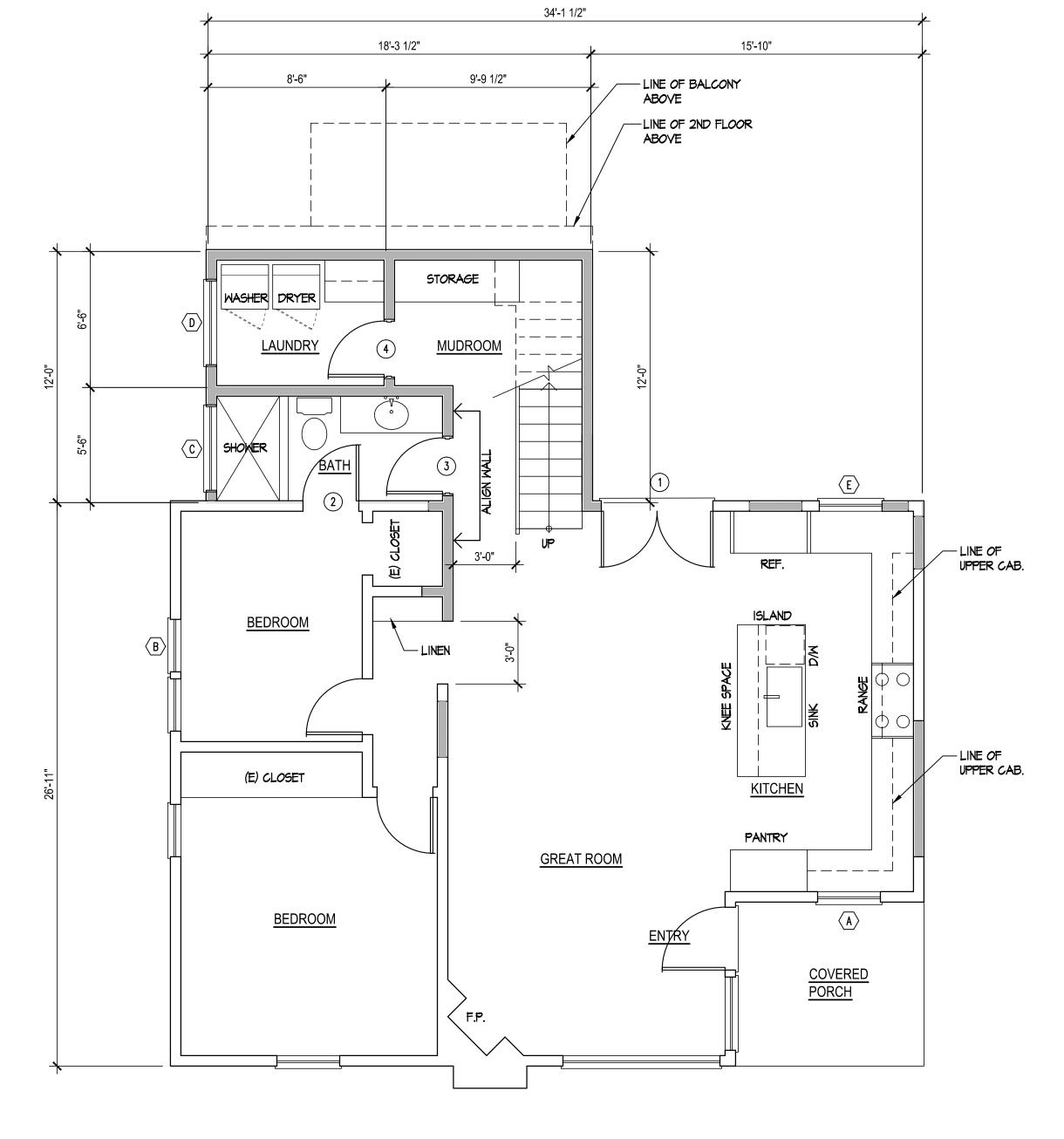
	EXISTING	DEMO
	13'-6" (E) 2'-0" (E) 9'-0" (E) 3'-6" (E)	22'-0" (D) 8'-0" (D) 8'-0" (D) 8'-0" (D)
	17'-6" (E)	5'-6" (E)
TOTAL	45'-6" (E)	51'-6" (D)

## TOTAL WALLS

EXTERIOR (126') + INTERIOR (97') = 223' DEMOLITION EXTERIOR (21.1') + INTERIOR (51.5') = 72.6' 72.6' / 223' = 32.6% WALLS REMOVED



FIRST FLOOR DEMO PLAN 1/4" = 1'-0" 1



LEGEND

NEW WALL 2 X 4 @16" O.C. FOR INT. WALLS U.N.O.

EXISTING WALL TO REMAIN

=== EXISTING WALL TO BE REMOVED

==== EXISTING WINDOW TO BE REMOVED

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT TO BE DUCTED OUTSIDE OF BUILDING (50 CFM MIN)

**JOEL MARIAS** DESIGN

1\ 5-1-20 PLANNING CORRECTION

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**ADDITON &** ALTERATIONS TO THE RESIDENCE OF

PETER & KIM **PENDERGEST** 

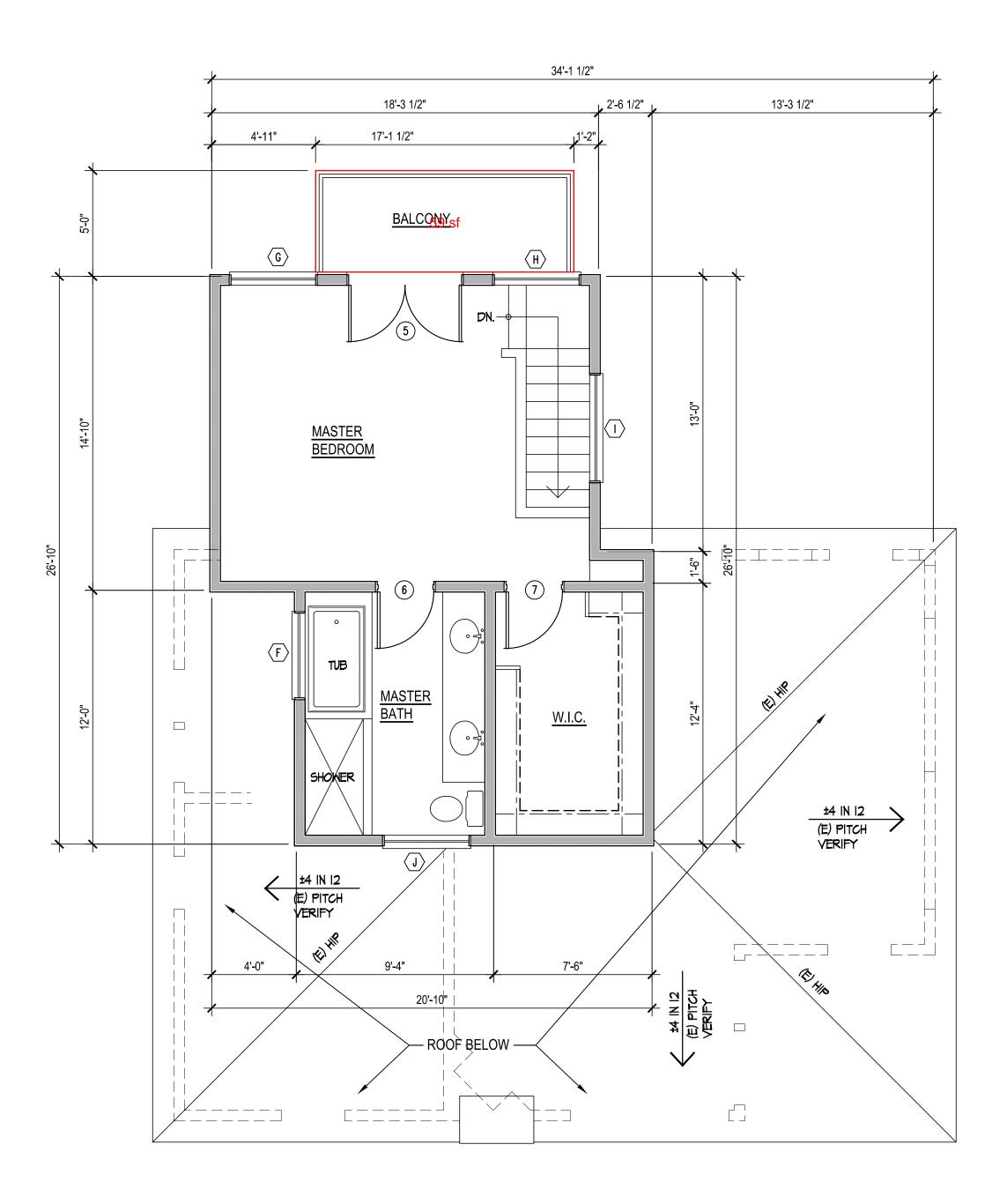
> 240 S. ORCHARD DRIVE, BURBANK, CA 91506

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0" 2



				JLE	HEDI	SCI	DOOR					DULE	DOW SCHE	WIN	
				DOOR			SIZE	ARK		FRAME		WINDOW	≣	MARK SIZ	
	REMARKS	PAIR	SINGLE	SLIDING POCKET	SWING	THICK	IDTH HEIGHT	$\neg \Box$	ERIAL REMARKS	MATERIAL REMARKS	MATERIAL REMARKS	ENT FIXED	DOUBLE HUNG SLIDING CASEMENT	HEIGHT GLASS	WIDTH
	SILL PAN; FULLY WEATHERSTRIPPED; DBL GL.; TEMPERED; FRENCH DOORS					1 3/4"	5'-4" 6'-8"	1	ATCH EXISTING)	VINYL (MATCH EXISTING)			4'-0" DBL	A 3'-0"	
DEMO AND PROPOSED FIRST	MATCH (E) DOORS					1 3/8"	2'-8" 6'-8"	2	ATCH EXISTING)	VINYL (MATCH EXISTING)			4'-0" DBL	B 2'-6"	
FLOOR PLAN	MATCH (E) DOORS					1 3/8"	2'-8" 6'-8"	3	ATCH EXISTING)	VINYL (MATCH EXISTING)			4'-0" DBL	C 1'-0"	
	MATCH (E) DOORS					1 3/8"	2'-8" 6'-8"	4	ATCH EXISTING)	VINYL (MATCH EXISTING)			4'-0" DBL	D 4'-0"	
11-4-19 : Date	SILL PAN; FULLY WEATHERSTRIPPED; DBL GL.; TEMPERED; FRENCH DOORS					1 3/4"	5'-4" 6'-8"	5	ATCH EXISTING)	VINYL (MATCH EXISTING)			4'-0" DBL	E 3'-0"	
J. M. : Designed	MATCH (E) DOORS					1 3/8"	2'-8" 6'-8"	6	ATCH EXISTING)	VINYL (MATCH EXISTING)			4'-0" DBL	F 4'-0"	
E. S. : Drawn	MATCH (E) DOORS					1 3/8"	2'-8" 6'-8"	7	ATCH EXISTING)	VINYL (MATCH EXISTING)			4'-0" DBL	G 4'-0"	
J. M. : Checked	_								ATCH EXISTING)	VINYL (MATCH EXISTING)			4'-0" DBL	H 4'-0"	
: Reviewed : Project Number									ATCH EXISTING)	VINYL (MATCH EXISTING)			5'-0" DBL	I 5'-0"	
AS SHOWN : Scale									IATCH EXISTING)	VINYL (MATCH EXISTING)			2'-6" DBL	J 4'-0"	
Λ 4			·		•	•	•	•						К	



SECOND FLOOR PLAN

| SCALE | 1/4" = 1'-0" | 1 |

## LEGEND

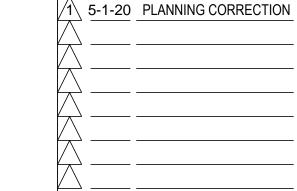
NEW WALL 2 X 4 @16" O.C. FOR INT. WALLS U.N.O.

S SMOKE DETECTOR

(CM) CARBON MONOXIDE DETECTOR



ENERGY STAR" COMPLIANT EXHAUST FAN CONTROLLED BY HUMIDISTAT TO BE DUCTED OUTSIDE OF BUILDING (50 CFM MIN)





D E S I G N

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ADDITON & ALTERATIONS TO THE RESIDENCE OF

# PETER & KIM PENDERGEST

240 S. ORCHARD DRIVE, BURBANK, CA 91506

> SECOND FLOOR PLAN

J. M. : Designed

E. S. : Drawn

J. M. : Checked

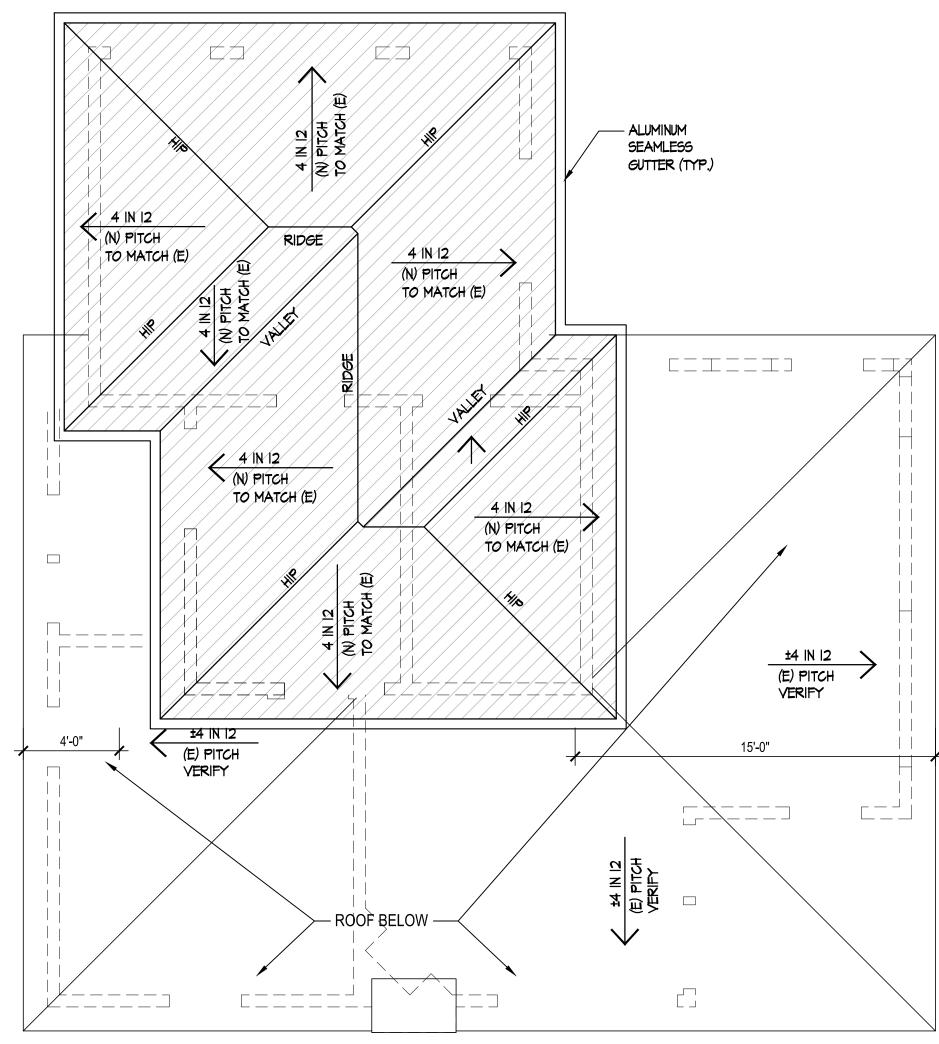
: Reviewed

: Project Number

AS SHOWN

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A.2



ROOF PLAN | SCALE | 1 |

ATTIC VENTILATION

AT PITCHED CEILING (LIVING, KITCHEN, DINING, GREAT ROOM, M. BEDROOM) USE 2"XI2" SCREENED EAVE VENT @EA. RAFTER BAY: USE ATTIC RAFTER VENTS "RAFT-R-MATE" BY OWENS-CORNING UL CERTIFICATE 210 OR APPROVED EQUAL. AT FLAT CEILING CUT 2" \$\phi\$ HOLES @BLOCKING AND SCREEN W/ WIRE MESH

- I. NEW ROOF TO MATCH (E) ROOF : CLASS "A" CERTAINTEED LANDMARK SOLARIS, MAX DEF BURNT SIENNA, SRI = 29 OR APPROVED EQUAL ICC-ES ESR 1388, SEE SPEC'S ON SHEET G.I
- 2. DETAILS: MATCH EXISTING EAVE, RIDGE & RAKE DETAILS.
  MATCH EXISTING FASCIA & GUTTER DETAIL
- CONTRACTOR TO VERIFY (E) ROOF PITCH & ROOFING MATERIAL

**ROOF PLAN** 

1\ 5-1-20 PLANNING CORRECTION

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ALTERATIONS TO THE

PETER & KIM

**PENDERGEST** 

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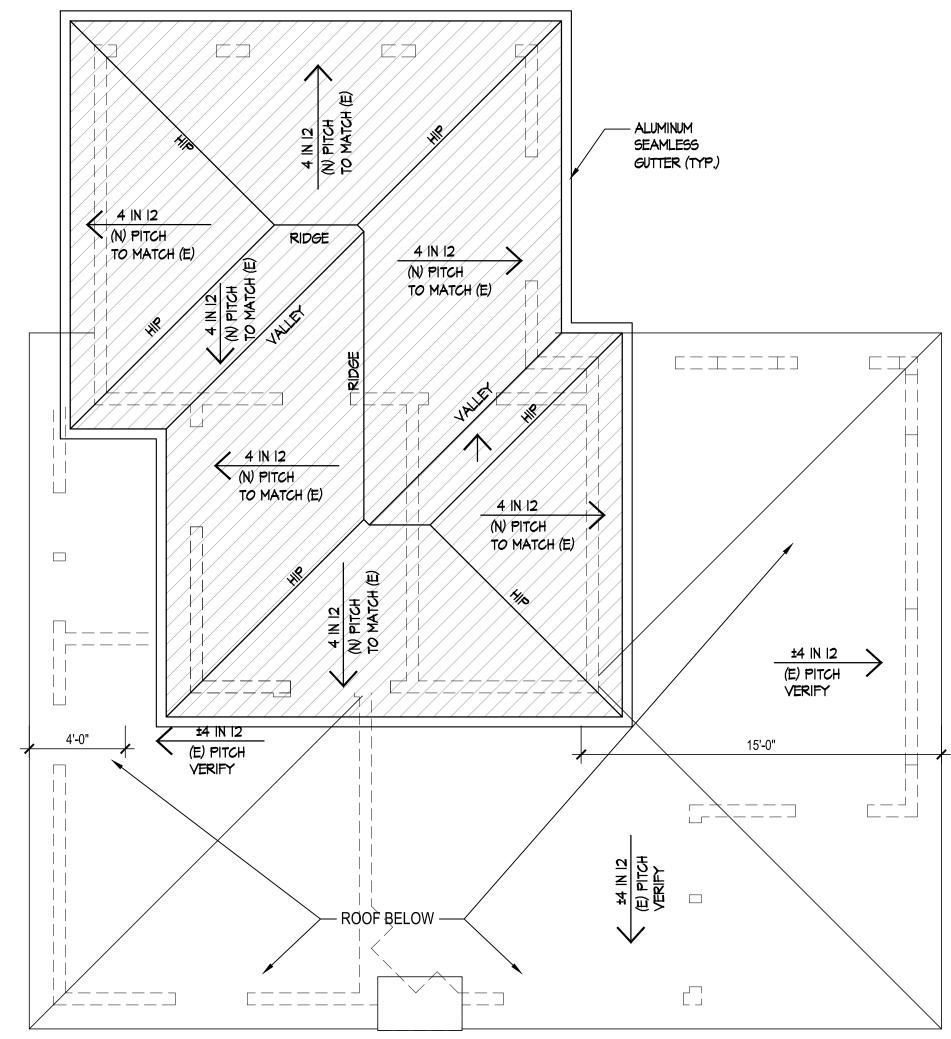
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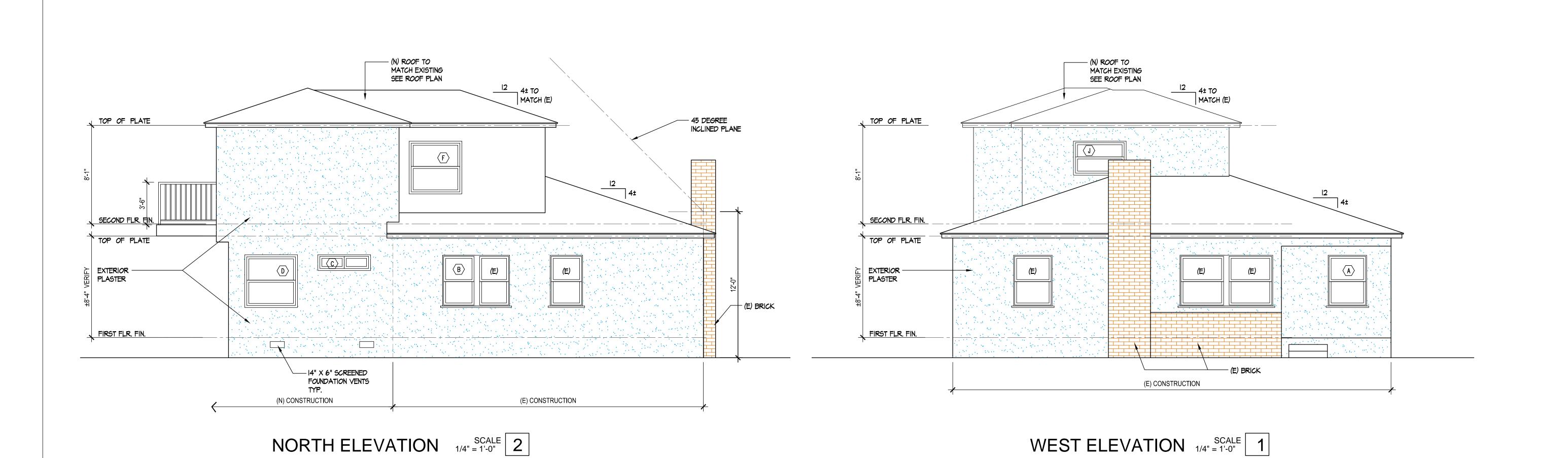
**ADDITON &** 

RESIDENCE OF

240 S. ORCHARD DRIVE, BURBANK, CA 91506

11-4-19	: Date
J. M.	: Designed
E. S.	: Drawn
J. M.	: Checked
	: Reviewed
	: Project Number
AS SHOWN	: Scale





— (N) ROOF TO MATCH EXISTING SEE ROOF PLAN 4± TO 12 MATCH (E) — (N) ROOF TO MATCH (E) SEE ROOF PLAN TOP OF PLATE TOP OF PLATE TOP OF PLATE upper story side yard setback modulation alt. C (south elevation) 5 <del>- W.I.</del> RAILING (E) BRICK— — (E) ROOF -(E) ROOF— SECOND FLR. FIN. SECOND FLR. FIN. TOP OF PLATE TOP OF PLATE TOP OF PLATE - EXTERIOR PLASTER EXTERIOR -PLASTER - EXTERIOR PLASTER FIRST FLR. FIN. FIRST FLR. FIN. FIRST FLR. FIN. 5'-0" 14" X 6" SCREENED —/ FOUNDATION VENTS TYP. 14" X 6" SCREENED — FOUNDATION VENTS TYP. (E) CONSTRUCTION (N) CONSTRUCTION (E) CONSTRUCTION (N) CONSTRUCTION

SOUTH ELEVATION 1/4" = 1'-0" 4

EAST ELEVATION 1/4" = 1'-0" 3

1\ 5-1-20 PLANNING CORRECTION

JOEL MARIAS D E S I G N

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ADDITON & ALTERATIONS TO THE RESIDENCE OF

PETER & KIM PENDERGEST

240 S. ORCHARD DRIVE, BURBANK, CA 91506

**ELEVATIONS** 

11-4-19 : Designed : Drawn : Checked Reviewed Project Number **AS SHOWN**